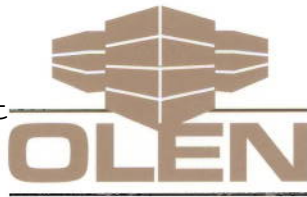


Correspondence  
Item No. 4b  
Airport Area PC Amendment  
PA2011-215



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DEVELOPMENT  
CITY OF NEWPORT BEACH

June 5, 2012

*Via Courier and Fed Ex*

Ms. Melinda Whelan  
Assistant Planner  
3300 Newport Blvd.  
P.O. Box 1768  
Newport Beach, California 92658-8915

RE: Airport Area PC Amendment - Newport Place Planned Community  
Amendment No. PD2011-005 and Planning Commission Meeting  
Scheduled for June 7, 2012

Dear Ms. Whelan:

My client, OCRC Capital Corporation ("OCRC"), owns a building, located at 4910 Birch St. within the Koll Center office park. On behalf of OCRC, this correspondence shall serve as our opposition and objection to the Proposed Airport Area PC Amendment – Newport Place Planned Community Amendment No. PD 2011-005, which is scheduled to be voted on during the Planning Commissions, June 7, 2012, regular meeting.

Our first reaction to the amendment is that it does not address the necessary elements that are relevant to providing a foundation for a successful residential development. The proposed amendment would not resolve basic planning issues such as compatibility with neighboring development, conflicts between land uses, proximity to public services and adverse environmental influences. For example, it seems obvious that a residential development in this area would be isolated and surrounded by commercial and industrial use property that is incompatible with a residential development. Likewise, there is a lack of basic necessities including schools, libraries, public parks and even grocery stores.

Finally, as owners of commercial and residential properties for many decades, it is easy to foresee that the proposed Newport Place Planned Community Amendment and Koll Center Amendment would over burden the existing infrastructure. High density residential housing projects, like Newport Place and Koll Center in the airport area, will without a doubt cause parking and traffic issues for current owners. Even worse, is that the proposed residential housing project at Koll Center, for example, will tower over

Ms. Melinda Whelan  
Assistant Planner  
June 5, 2012  
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current buildings, obliterate tenant views, impair the property values, and will affect the current and future commercial use of those properties.

In this case, the Planning Commission is being asked to approve changes that were not contemplated when the Airport Area was initially planned and developed. High density residential housing is simply an incompatible use to this area. As a result, we must ask the planning commission to vote against this inappropriate amendment.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marisa Poulos". The signature is fluid and cursive, with the first name "Marisa" and last name "Poulos" clearly distinguishable.

Marisa D. Poulos  
Associate Counsel

*Cc: Igor Olenicoff*